



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**103 Windford Rise SW**  
**Airdrie, Alberta**

**MLS # A2328581**



**\$639,900**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | South Windsong             |               |                   |
| <b>Type:</b>     | Residential/House          |               |                   |
| <b>Style:</b>    | 2 Storey                   |               |                   |
| <b>Size:</b>     | 1,633 sq.ft.               | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 3                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached     |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Few Trees, Lawn |               |                   |

|                    |                                |                   |    |
|--------------------|--------------------------------|-------------------|----|
| <b>Heating:</b>    | Central, Natural Gas           | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile         | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Shingle                        | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame       | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -  |
| <b>Features:</b>   | No Animal Home, Open Floorplan |                   |    |

**Inclusions:** Shed in backyard, curtains

It's time to make 103 Windford Rise your new home! The perfect blend of functionality and comfort, this MOVE IN READY home is waiting. Soak in the natural sunlight in an open concept living, dining area featuring rich espresso-toned cabinetry and premium quartz countertops. 9 ft ceilings, oversized windows and a gas fireplace make the living room the place to be, whether it be cuddling up on a movie night or comfortably catching up with friends. Upstairs features two large bedrooms and an expansive primary bedroom with the ultimate master retreat....a deep speaker tub, spacious tile shower and huge walk in closet to fit all your needs. Keep laundry separate and tucked away in its own generous sized room. Heading downstairs, you'll find a blank canvas ready for you to finish making this house your home. The open basement is ready for whatever you envision—flex space for the kids, additional bedrooms, a home gym, or a large storage area. Outside, you'll find a storage shed and a private, south-facing backyard that's perfect for relaxing after a long day. Central air conditioning will keep you cool on the hot summer days ahead, while the heated garage is another great feature you'll appreciate year-round. The location is the cherry on top! A new sportsplex is being built just minutes away, and three schools, along with a large green space and park, are all within walking distance. Grab the bikes, hop in the car, and come check out this beautiful home today!